

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – March 12, 2010**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:05 a.m., recessed at 10:39 a.m., reconvened at 11:02 a.m., recessed at 12:45 p.m., reconvened at 1:17 p.m., and adjourned at 2:25 a.m.

**A. ROLL CALL**

**Commissioners Present:** Beck, Brooks, Day, Norby, Pallinger, Riess, Woods

**Commissioners Absent:** None

**Advisors Present:** Anzures (OCC); Sinsay (DPW)

**Staff Present:** Aquino, Citrano, Gibson, Giffen, Grunow, Murphy, Muto, Slovick, Jones (recording secretary)

**B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of**

**Action:**

Approve the Minutes of

**C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

None.

**D. Announcement of Handout Materials Related to Today's Agenda Items**

**E. Requests for Continuance**

**F. Formation of Consent Calendar:**

**TM 5532 & S07-012, Agenda Item 1:****1. Fallbrook Ranch; Tentative Map, TM 5532 & Site Plan, S07-012; Fallbrook Community Plan Area (Slovick) Continued from the meeting of March 5, 2010**

Proposed Tentative Map and Site Plan to allow subdivision of 41 acres into 11 lots located at the intersection of Mission Road and Old Highway 395 in the Fallbrook Community Plan Area. Lots would range in size from two to four acres. The project site contains an existing single-family residence that would remain on lot 4. Private roads from Sterling View Drive and Mission Road would provide access. The project site would be served by the Rainbow Municipal Water District for water service and private on-site septic systems. The project site is subject to the Estate Development Area (EDA) Regional Category, (17) Estate Residential Land Use Designation and A70, Limited Agricultural Use Regulations.

**Staff Presentation:** Aquino

**Proponents:** 2; **Opponents:** 0

**Discussion:**

Following an inquiry from Chairman Beck regarding the location of Lots 1-6 and potential noise emanating from Interstate 15, Staff confirms that sound attenuation walls will be provided. Staff further confirms that Site Plan review will be required. Chairman Beck notes that the I-15 Corridor Design Review Guidelines are quite dated and somewhat ambiguous. Commissioner Woods concurs, noting that as they are written, development could be allowed along ridgelines. Chairman Beck recommends that I-15 Corridor Design Review Guidelines be made consistent with the Fallbrook Community Plan and Design Review Guidelines. Chairman Beck also notes that approximately half of the project site is within an open space preserve, and that onsite habitat is within the pre-approved mitigation area for the North County MSCP. Staff acknowledges that the environmental impacts will require mitigation at a 2:1 ratio.

**Action:** Riess - Pallinger

1. Adopt the environmental findings;

**TM 5532RPL<sup>2</sup> and S07-012, Agenda Item 1:**

2. Adopt the Resolution approving TM 5532RPL<sup>2</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law; and
3. Grant Site Plan 07-012, and impose the requirements and Conditions set forth in the Site Plan Form of Decision.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 0 - None

**TM 5532 & S07-012, Agenda Item 1:**

**2. General Plan Update; Planning Commission recommendation on Draft Text, Land Use Maps, Road Network, Community Plans, Implementation Plan and Conservation Subdivision Program (Muto) Continued from the meeting of February 19, 2010**

This is a continuation of the General Plan Update hearings held on November 6, 19, and 20, December 4, 2009, and February 19, 2010. The purpose of this hearing is to continue discussions on various specific issues identified during the previous hearings related to the General Plan Update and its various project components. Discussion on many of these items began on February 19, 2010. A partial list of the remaining issues includes: the pipelining policy for development projects, permissive versus restrictive language in the General Plan Update, the Interstate 15 Corridor, the Village Core Mixed Use designation and the Forest Conservation Initiative.

The General Plan Update is a comprehensive update of the San Diego County General Plan, establishing the future growth and development patterns and policies for the unincorporated areas of the County. The General Plan Update would improve land use and protect the environment better than the current 1980's era General Plan, partly by shifting 20 percent of the project growth to western unincorporated communities with established infrastructure. The proposed plan would also balance growth with the needs to control traffic congestion, protect the environment and ease the strain on essential services such as water and fire protection. The purpose of this hearing is to receive tentative recommendations from the Planning Commission regarding the draft General Plan text, land use maps, Mobility Element road network, draft community plans, draft Implementation Plan and Conservation Subdivision Program.

**Staff Presentation:** Muto

Topics on today's Agenda include continuation of public testimony from the February 19, 2010 Planning Commission hearing, a brief explanation of how SANDAG arrives determines housing needs, and issues raised during initial consideration of the General Plan Update recommendations.

**General Plan Update, Agenda Item 2:**

Road Network:

Following a discussion of traffic congestion in Valley Center, Commissioner Woods requests that Staff provide a report on how the northern, southern and eastern nodes impact traffic circulation.

Spring Valley, Area 17 (SV-17):

The property owner's representative informs the Planning Commission that Staff's current recommendation conflicts with the tentative action taken by the Planning Commission in November 2009. Commissioner Day notes that the property does not contain steep slopes. He recommends that the recommended designations be modified.

**Action:** Day - Pallinger

Tentative recommend that SV-17 is to revert to its 2003 designation.

Ayes:	4 -	Brooks, Day, Pallinger, Woods
Noes:	3 -	Beck, Norby, Riess
Abstain:	0 -	None
Absent:	0 -	None

Permissive vs Restrict Language:

County Counsel has reviewed and supports the language contained in the General Plan, which was created with input from the General Plan Interest Group, Steering Committee and Planning Commission. Certain members of the audience believe the language is too restrictive and does not allow flexibility, competes with other language, and sometimes conflicts with language contained in Community Plans.

**Action:** Norby - Riess

Tentatively support Staff's recommended language.

Ayes:	7 -	Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**General Plan Update, Agenda Item 2:**

Mixed Use Village Core Designation Standards:

**Action:** Woods - Pallinger

Tentatively support Staff's recommendations.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 0 - None

Pipeline Policy:

Staff explains that this policy was adopted by the Board of Supervisors in 2003, and it is recommended that no additional action be taken. All projects deemed complete by August 6, 2003 must comply with the existing General Plan; all projects deemed complete after that date must comply with the updated General Plan.

Forest Conservation Initiative (FCI):

This Initiative expires in December 2010. It is recommended that the Planning Commission direct Staff to continue with remapping efforts of those lands within the FCI, on a separate track from the General Plan Update but with the goal of completing remapping by early 2011. Staff is taking measures to eliminate any internal inconsistencies within the General Plan, though a few audience members believe the Initiative replaces the underlying zoning, but Counsel has determined that the land-use designations in place prior to implementation of the FCI will reassert themselves.

**Action:** Woods - Riess

Tentatively support Staff's recommendations for remapping FCI lands on a separate track from the General, with the goal of completing remapping by early 2011.

Ayes: 6 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods  
Noes:  
Abstain:  
Absent:

**General Plan Update, Agenda Item 2:**

**I-15 Corridor Buildout:**

Currently, approximately 6,500 homes exist along the I-15 Corridor. The existing General Plan would allow 4,980 additional homes, while 3,524 additional homes would be allowed under the proposed General Plan Update. To protect the integrity of the Corridor, Commissioner Woods recommends postponing action at this time, so the Commission can review revised Design Guidelines.

**Action:** Pallinger - Riess

Reaffirm the Planning Commission's tentative land use map recommendation, and allow Staff to evaluate proposed GPAs separate from the General Plan Update. Staff is to review and revise as necessary the I-15 Corridor Design Guidelines as part of the General Plan Update implementation.

Ayes:	4 -	Beck, Brooks, Pallinger, Riess
Noes:	2 -	Norby, Woods
Abstain:	1 -	Day
Absent:	0 -	None

Commissioner Day explains that he abstained from voting on this issue because he believes the Commission provided direction to Staff at previous hearings.

**Williamson Act (Informational Item):**

Staff recommends that the Planning Commission support the General Plan Update implementation actions related to Agricultural Preserves, to allow development of a process that would allow a better determination of where development could occur while preserving agriculture. Staff reminds the Planning Commission that there are thousands of acres of land being used for agricultural purposes, but very few under contract.

**Alternative Septic Systems (Informational Item):**

Staff informs the Planning Commission that no further guidance is required on this issue at this time, in that on February 19, 2010, the Planning Commission tentatively voted to support the use of alternative septic systems when conventional systems are not feasible (if the systems conform with State guidelines and regulations). It is also noted by members of the audience, Commissioner Pallinger and Staff that packaged treatment plants must also be addressed soon.

**General Plan Update, Agenda Item 2:**

Tracking General Plan Update Implementation:

Implementation will be monitored annually. Several members of the audience recommend that Staff provide information on how much density was lost or gained community-by-community, and that the General Plan be updated every five years.

**Action:** Riess - Woods

Staff is to provide a discussion on General Plan implementation prior to the first annual report.

Ayes:	7 -	Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

Comparison of Rural Lands 20:

Staff will provide, per Commissioner Day's request, an analysis of the multiple/rural land use designation (one dwelling unit per 4, 8 or 20 acres), as compared to the RL-20 designation.

Other Issues:

Staff will provide more details regarding the various options that could be included in TDR and/or PDR programs at the April 16, 2010 Planning Commission meeting, as well as information regarding specific standards for reduced minimum lot sizes.

Public Testimony

Concerns pertaining to the impacts and costs of road improvements being proposed in Ramona are discussed, in addition to the financial impacts of downzoning, the need for development of equity mechanisms prior to adoption of the General Plan, and the need to preserve agricultural lands. The Planning Commission is urged to request that the Board of Supervisors extend their Fall 2010 deadline, to allow Staff to develop an alternative map with reasonable densities.



**General Plan Update, Agenda Item 2:**

With respect to road improvements in Ramona, Staff explains that although alternatives will be researched, the concept of a southern alignment was proposed some time ago, and DPW has initiated the EIR process. Under this alignment, Dye Road would be downgraded to a two-lane road and would be extended to Warnock at its intersection with San Vicente Road. This would result in a 12% decrease in traffic on Ramona's main street and San Vicente Road.

**TM 5532 & S07-012, Agenda Item 1:****G. Report on actions of Planning Commission's Subcommittees:**

No reports were provided.

**H. Discussion of correspondence received by the Planning Commission:**

There was none.

**I. Scheduled Meetings:**

March 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 2, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 16, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 30, 2010	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
May 14, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 28, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 11, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 25, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 9, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 23, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 6, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 20, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 10, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 24, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 8, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 22, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

**General Plan Update, Agenda Item 2:**

November 5, 2010                      Regular Meeting, 9:00 a.m., DPLU Hearing Room

November 19, 2010                      Regular Meeting, 9:00 a.m., DPLU Hearing Room

December 3, 2010                      Regular Meeting, 9:00 a.m., DPLU Hearing Room

December 17, 2010                      Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 2:25 p.m. to 9:00 a.m. on March 19, 2010 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.